

CULPEPER, VA.

PRIME RETAIL SPACE AVAILABLE

CULPEPER COLONNADE

15341 Montanus Drive Culpeper, Virginia 22701



Culpeper Colonnade is a vibrant 180,683 square foot shopping center offering critical mass and one-stop shopping. The center is strategically located at the entrance to Culpeper on U.S. Business Route 29 near the U.S. Route 29 interchange which sees upwards of 25,000 vehicles per day. The City and County of Culpeper, part of the Washington, DC, MSA, is located at the eastern edge of the Blue Ridge Mountains approximately 65 miles southwest of Washington, DC. Culpeper has experienced tremendous growth over the past twenty years, serving as a "bedroom community" of the more densely populated Northern Virginia suburbs of Washington, DC where many residents of Culpeper once lived and still currently work.

Culpeper has been a sought-after residential area due to its beautiful surroundings, quality of life and housing affordability. It is due to these factors that Culpeper is expected to grow at a rate far greater than that of the rest of the State of Virginia.

The property's strong anchors, coupled with national tenants and diverse food & beverage options enhance its regional drawing power well beyond Culpeper's borders.

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	10,195	30,401	48,210
Households	3,554	10,715	16,689
Avg HH Income \$	70,815	79,970	88,876



Contact the Segall Group for leasing information.

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GROUP
www.HeidenbergProperties.com

Cynthia Hanenberg
Office: 201-768-1300 ext. 41
Mobile: 973-670-1549
CHanenberg@HeidenbergProperties.com

Exclusive Broker – Segall Group
Contact: Andrew Segall
Office: 410-753-3947
Mobile: 410-960-0361
ASegall@SegallGroup.com

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